


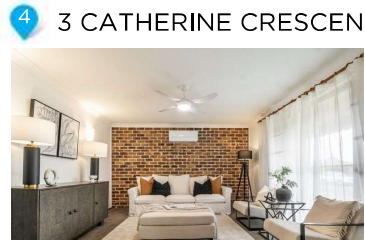









## Recent Sales


1	47 TEMPLE STREET BALLINA NSW 2478	<b>Sold</b> <b>\$740,000</b>
	<p> <span>🏠</span> 3 <span>🚰</span> 1 <span>🚗</span> - <span>📏</span> 812m<sup>2</sup> <span>📐</span> 98m<sup>2</sup>                      Year Built 1970 DOM 1                      Sold Date 03-May-24 Distance 0.4km                      First Listing -                      Last Listing -                 </p>	
2	6 CLAVAN STREET BALLINA NSW 2478	<b>Sold</b> <b>\$810,000</b>
	<p> <span>🏠</span> 3 <span>🚰</span> 1 <span>🚗</span> - <span>📏</span> 656m<sup>2</sup> <span>📐</span> 89m<sup>2</sup>                      Year Built 1975 DOM 12                      Sold Date 13-Aug-24 Distance 0.64km                      First Listing \$770,000 - \$810,000                      Last Listing \$810,000                 </p>	
3	11 CLAVAN STREET BALLINA NSW 2478	<b>Sold</b> <b>\$740,000</b>
	<p> <span>🏠</span> 3 <span>🚰</span> 1 <span>🚗</span> 1 <span>📏</span> 663m<sup>2</sup> <span>📐</span> 92m<sup>2</sup>                      Year Built - DOM 89                      Sold Date 16-Jul-24 Distance 0.66km                      First Listing \$725,000 - \$785,000                      Last Listing \$725,000 - \$785,000                 </p>	
4	3 CATHERINE CRESCENT BALLINA NSW 2478	<b>Sold</b> <b>\$765,000</b>
	<p> <span>🏠</span> 3 <span>🚰</span> 2 <span>🚗</span> 1 <span>📏</span> 590m<sup>2</sup> <span>📐</span> 126m<sup>2</sup>                      Year Built - DOM 154                      Sold Date 05-Aug-24 Distance 0.88km                      First Listing \$800,000 - \$850,000                      Last Listing \$780,000 - \$820,000                 </p>	
5	1 SUNWAY PLACE BALLINA NSW 2478	<b>Sold</b> <sup>RS</sup> <b>\$785,000</b>
	<p> <span>🏠</span> 3 <span>🚰</span> 2 <span>🚗</span> 2 <span>📏</span> 567m<sup>2</sup> <span>📐</span> 146m<sup>2</sup>                      Year Built 1975 DOM 42                      Sold Date 20-Aug-24 Distance 0.99km                      First Listing \$750,000.00 - \$800,000.00                      Last Listing \$750,000 - \$800,000                 </p>	

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Recent Sales

 51 FOX STREET BALLINA NSW 2478

 3  1  1  477m <sup>2</sup>  85m <sup>2</sup>	<b>Sold</b>	<b>\$705,000</b>	
Year Built	1950	DOM	-
Sold Date	14-May-24	Distance	1.4km
First Listing	-		
Last Listing	-		



CoreLogic

### Pricing Information

Based on the above mentioned sales, our opinion of the estimated selling price is \$725,000 - \$775,000. We recommend you inspect the property to determine what it may be worth to you.

Kind Regards  
Team Mills